

Housing Statistics for Montana Counties

County: Lewis and Clark

Monthly Rent 2005

Monthly Rent 1 Bedroom: \$378
 Monthly Rent 2 Bedroom: \$478
 Monthly Rent 3 Bedroom: \$705

Monthly Utility Costs 2005

1 Bedroom: \$90
 2 Bedroom: \$113
 3 Bedroom: \$153

Total Cost of Renting Per Month 2005

1 Bedroom: \$468
 2 Bedroom: \$591
 3 Bedroom: \$858

% Increase in Rent 2000-2005

1 Bedroom: 21%
 2 Bedroom: 21%
 3 Bedroom: 21%

Annual Average Tenant Income 2004 Compared to Fair Market Rent 2005

Estimated Average Tenant Income: \$28,237
 Income Needed to Afford* 2 Bedroom Apartment: \$27,804
 Shortage of Income to Afford 2 Bedroom Apartment: \$0
 Income Needed to Afford* 3 Bedroom Apartment: \$34,320
 Shortage of Income to Afford 3 Bedroom Apartment: \$6082.702

Year 2000 Homeownership Rate: 70.1%

Income / House Price Comparison

	2000	2004-2005	% Change
Median Household Income	\$39,893	\$41,856	4.9%
Median House Price	\$112,200	\$173,592	54.7%

* Affordability is defined as a household spends no more than 30% of income for rent and utilities.

Sources: U.S. Census Bureau, Montana Department of Commerce, and *Out of Reach Report 2006*, published by National Low Income Housing Coalition, Washington DC 2006